

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
TERRY WORCESTER
GREG HITCHENS

July 8, 2008
Mesa City Plaza, Room 170
20 East Main Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Presentation of Riverview Nissan detached sign package consistent with the following condition of approval:

“Review and approval of every detached sign within Sub-Area A (Auto Park) by the Board of Adjustment and by the Design Review Board before the submittal of an application for a sign permit. (The review by both Boards is to be as an informational item to assure compliance with design, size and number criteria of this comprehensive sign plan).”

- C. Zoning Administrator update:
 - Changes to Code
 - PC District – Mesa Proving Grounds
 - Zoning Ordinance Update
 - Appeals of Town Center Redevelopment cases

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE JUNE 10, 2008 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

C. CONSIDER THE FOLLOWING CASES (PUBIL HEARING):

1. BA08-022 1020 East Southern Avenue (Council District 4) – Requesting a Special Use Permit (SUP) to allow the development of a comprehensive sign plan in the C-2 zoning district.

Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *2. BA08-036 1438 South Power Road (Council District 6) – Requesting modification of a Special Use Permit (SUP) for a comprehensive sign plan in conjunction with the Superstition Springs Center development in the C-2 and C-2-BIZ zoning districts.

Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
3. BA08-037 1245 West Main Street (Council District 3) – Requesting: 1) a Special Use Permit to allow an automobile service station; 2) a Substantial Conformance Improvement Permit; and 3) a Special Use Permit for modification of a Comprehensive Sign Plan all associated with the expansion of commercial center in the C-2 zoning district.

Staff Planner: Brandice Elliott
Staff recommendation: Denial
- *4. BA08-038 5711 South Power Road (Council District 6) – Requesting a Special Use Permit (SUP) for a commercial communication tower that exceeds the maximum height permitted in the C-2 zoning district.

Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
5. BA08-039 308 South Alma School Road (Council District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) to allow placement of an impound lot in the M-1 zoning district.

Staff Planner: Jeffrey McVay
Staff recommendation: 30-day continuance
6. BA08-040 1960 East McKellips Road (Council District 1) – Requesting a Development Incentive Permit (DIP) to allow development of a drive-thru restaurant in the C-2 zoning district.

Staff Planner: Jeffrey McVay
Staff recommendation: 30-day continuance
7. BA08-041 1940 East Main Street (Council District 2) – Requesting a Substantial Conformance Improvement Permit (SCIP) and Special Use Permit (SUP) to allow the addition of outdoor activities or entertainment accessory to an existing reception center in the C-3 zoning district.

Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions

D. ITEMS FROM CITIZENS PRESENT.